

**ALPINE TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
November 17, 2016**

**16-39 CALL TO ORDER / APPROVAL OF THE REGULAR MEETING MINUTES OF  
FEBRUARY 18, 2016 AND THE / PUBLIC COMMENT ON NON-AGENDA ITEMS**

The Alpine Township Planning Commission held its regular meeting on November 17, 2016 at 7:00 p.m. at the Alpine Township Center, 5255 Alpine Ave., NW, Comstock Park, MI 49321. Present: Chair Bruce Lee, Vice Chair Mike O'Malley, Secretary Lisa Frizzell, Ron Cordes, Chuck Jakems, Mike Kayner and Dawn Swafford. Planner Susan Becker and Recording Secretary Barb Griswold were also present. Chair Bruce Lee called the meeting to order at 7:00 p.m. with the Pledge of Allegiance.

**APPROVAL OF MINUTES**

O'Malley moved, with support from Kayner to approve the minutes of the Regular Meeting of the Alpine Township Planning Commission of October 20, 2016

**Ayes: 7      Nays: 0      Motion Carried**

Chair Lee opened the meeting up for Public Comment on any non-agenda items. No comments were received.

Planner Becker introduced new Recording Secretary Barb Griswold.

**16-40 PUBLIC HEARING: SITE PLAN REQUEST FROM ALDI'S TO ALLOW FOR A  
3,287 SQ FT GROCERY STORE ADDITION AT 4101 ALPINE AVE WITHIN THE  
C-2 COMMERCIAL ZONING DISTRICT.**

Chair Lee asked Planner Becker to review the Staff Report. Becker reviewed the request and procedure.

Parking: Currently there are 90 parking spaces; with the proposed addition and restriping the parking lot would have 85 spaces. Two bike racks have been added for bicycle parking.

Building and Façade: As required, at least 80% of the façade is of approved materials (brick and glass). Becker did question if the new brick would match the color of the existing brick. The parapet wall exceeds the maximum 1/3 height of the supporting wall and will need to be addressed to meet the ordinance requirement.

Landscaping: The existing landscaping is mature and could use trimming. The ash trees behind the building are diseased and dying and will have to be replaced.

Signage: Formal signage review and approval is not part of this site plan review process; but a part of a separate sign permitting process. However, the second set of wall signs will be an issue.

Christopher Grzenkowicz of Desine Inc, on behalf of Aldi Inc., addressed the Commission. He stated Aldi wants a new modern look. Proposed is a main tower over the entrance made of composite aluminum panels and flanked on both sides with brick. In the center of the tower will be a 75 sq ft "Aldi" sign. There will be a raised parapet boxed in with composite aluminum panels in a darker color for contrast. There will be a 38.1 sq ft "Food Market" sign on the tower feature. The cart enclosure will become a full masonry structure. Other improvements include repaving of the parking lot, clean up landscaping, LED lighting fixtures, replacing dying trees and adding irrigation.

Aldi has also contacted Menards to ask if Aldi can replace the dead ash trees along the service drive to the north also.

Jakems inquired if the interior will be remodeled also. Mr. Grzenkowicz stated the interior will be gutted and they will start from scratch...new floors, remove the drop ceiling, new coolers, shelves, etc. They will close for 2 to 6 weeks maximum for the interior remodel.

Mr. Grzenkowicz shared revised architectural drawings with the Commission dated November 17<sup>th</sup>. To meet the Zoning Ordinance provisions for parapets, they have created a false roof line behind the parapet tower so it doesn't appear to be too large. They will box in an area behind the tower with metal to create a false roof line.

Cordes asked when they would like to start construction. Mr. Grzenkowicz said they will start in March.

Mr. Grzenkowicz asked consideration for allowing a second wall sign for the sides facing North and East per section 20.13 (d)(4) of the Zoning Ordinance. He stated the pylon sign can be 125 sq ft per ordinance but they are planning on installing a 85 sq ft pylon sign, leaving 40 sq feet for extra wall signage. The proposed Aldi sign and "Food Market" wall signs combined are 113 sq ft, which are less than what the ordinance would allow for one large wall sign.

Motion made to open the Public Hearing by Jakems, supported by Cordes.

**Ayes: 7      Nays: 0      Motion Carried**

No comments received.

Motion made to close the Public Hearing by Jakems, supported by Cordes.

**Ayes: 7      Nays: 0      Motion Carried**

<b>MOTION: ALDI GROCERY STORE ADDITION AT 4101 ALPINE AVE</b>
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Based upon representations made by the applicant, Kayner motioned, supported by O'Malley to *approve* the site plan dated November 7, 2016 drawn by Desine Inc and a colored elevation drawing of the building by MS Consultants Inc. dated November 17, 2016 for the construction of a 3,287-square foot building addition and associated site plan changes on property addressed 4101 Alpine Avenue (PP# 41-09-35-276-008) as the request *does* meet the requirements set forth in Chapters 12, 18 and 19 of the Alpine Township Zoning Ordinance with the following conditions of approval:

**Conditions of Approval:**

1. If the ash trees at the southwest corner of the site are found to be diseased, they shall be replaced with a different tree species.
2. The applicant may have second wall signs (both East and North sides) as a result of reducing the allowable size of a freestanding sign per section 20.13(b)(4) as proposed and not to exceed the allowable wall signage typical for one wall sign per side.

**Ayes: 7      Nays: 0      Motion Carried**

**16-41            STAFF UPDATE / ADJOURNMENT**

Planner Becker let the Planning Commissioners know there will be a meeting next month, and it will be Mike Kayner's last meeting. Becker discussed her meeting with the Kent County Road Commission regarding the intersection of 6 Mile Rd and Fruit Ridge Avenue. The intersection does not meet the requirements for a flashing light or traffic light. The stop signs at the intersection are currently 30% larger than average stop signs, there are stop signs on both sides and two stop ahead signs. Becker also stated Supervisor Alex Arends will be retiring and Greg Madura will be the new Supervisor.

O'Malley motioned, supported by Cordes to adjourn the meeting at 8:25 PM.

**Ayes: 7            Nays: 0            Motion carried**

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**Lisa Frizzell, Planning Commission Secretary**

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**Barb Griswold, Recording Secretary**